

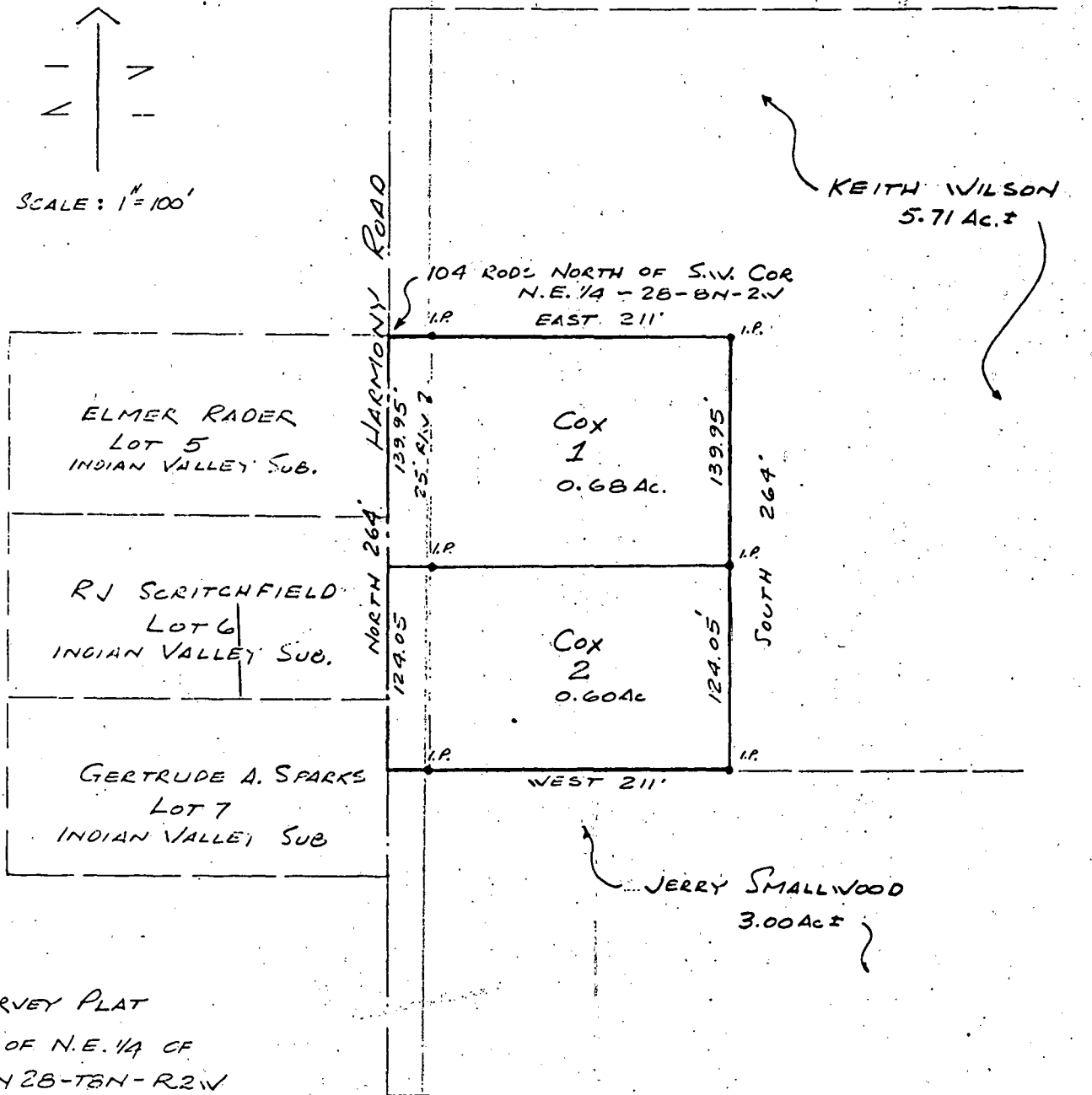
T08N-R02W-28\_0000\_MCS

# BLOOMINGTON ENGINEERING COMPANY

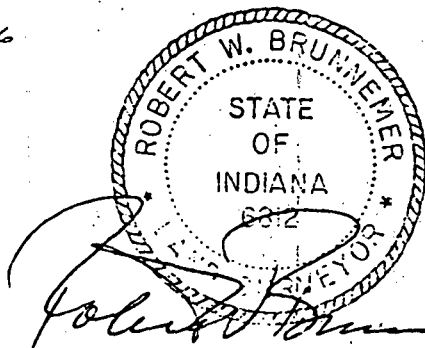
ENGINEERS and SURVEYORS  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603



SCALE: 1" = 100'



SURVEY PLAT  
PART OF N.E. 1/4 OF  
SECTION 28-T8N-R2W  
MONROE COUNTY, INDIANA  
DECEMBER 15, 1976



The Monroe County Plan Commission will hold a public hearing on Tuesday,  
January 18, 1977, at 7:30 P.M. in the Plan Commission  
offices of the Monroe County Courthouse Annex, at 6th and Washington Streets,  
Bloomington, Indiana, for the approval of the following described land, as a  
Two-Lot Sub-Division in Monroe County, Indiana: For the purpose of placing  
a mobile home on one lot.

ALVA J. COX TRACT. Van Buren Twp. Zoned Agriculture.

Part of the Northeast Quarter of Section Twenty-eight (28)  
Township Eight (8) North, Range Two (2) West, in Monroe  
County, Indiana, bounded and described as follows, to-wit:  
Commencing at the Southwest corner of the Northeast quarter  
of said Section Twenty-eight (28); thence running North for  
a distance of One Hundred Four (104) rods and to the real  
point of beginning; thence running East for a distance of  
Two Hundred Eleven (211) feet; thence running South for Two  
Hundred Sixty-four (264) feet; thence West for Two Hundred  
Eleven (211) feet; thence North for Two Hundred Sixty-four  
(264) feet and to the point of beginning; containing in all  
One and Twenty-nine Hundredths (1.29) acre, more or less.

Said hearing will be held in accordance with the provisions of Chapter 174  
of the 1947 Acts of the General Assembly of the State of Indiana and Acts  
amendatory or supplementary thereto; and the rules of the Monroe County Plan  
Commission. All persons affected by said proposed Sub-Division may be heard  
at the time and place as herein set out.

ROBERT E. SNODDY, COORDINATOR  
Monroe County Plan Commission

STATE OF INDIANA, FLORIDA, ORANGE COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this  
day of MAY, A. D. 1973, personally appeared the within named  
ROLLAND SMITH AND LINDA SMITH, husband and wife

OF AR:

Grantor, S... in the above conveyance and acknowledged

the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned;

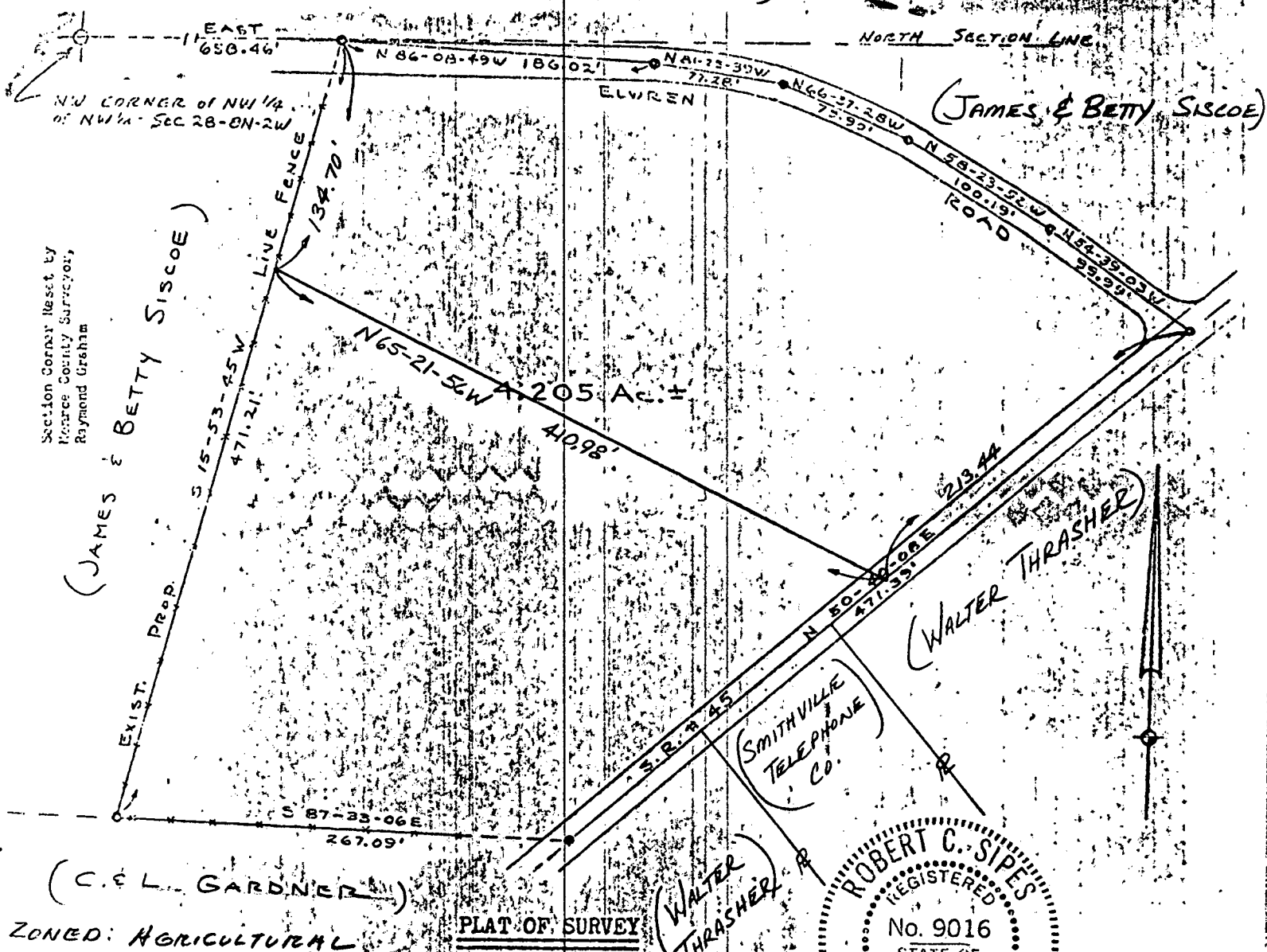
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires June 9, 1975

Notary Public.

Prepared by JAMES H. FERGUSON

(ROBERT THRASHER)



(C. E. L. GARDNER)

ZONED: AGRICULTURAL

PLAT OF SURVEY

Surveyed to correct erroneous description.

LEGAL DESCRIPTION:

A part of the Northwest quarter of the Northwest quarter of Section Twenty-eight (28), Township Eight (8) North, Range Two (2) West, in Monroe County, Indiana, described as follows, to-wit:

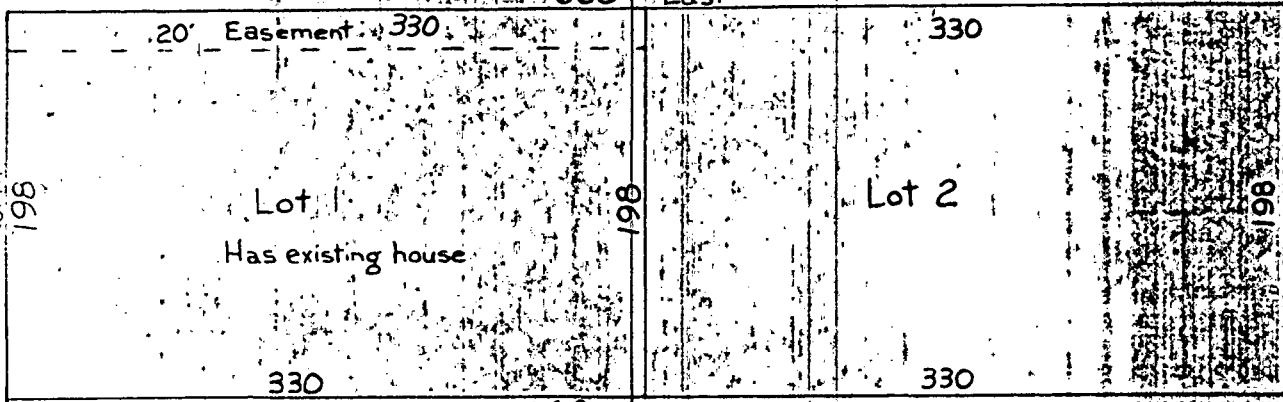
Beginning at a point on the North line of said quarter quarter section, said point being 658.46 feet East of the Northwest corner of said quarter quarter section, thence South 15 degrees 53 minutes 45 seconds West 471.21 feet; thence South 87 degrees 33 minutes 06 seconds East 267.09 feet to a point on the centerline of State Road No. 45; thence on said centerline North 50 degrees 40 minutes 08 seconds East 471.39 feet to a point of intersection with the centerline of Elwren Road; thence North 54 degrees 39 minutes 03 seconds West on the centerline of said Elwren Road a distance of 99.99 feet; thence continuing on said centerline North 58 degrees 23 minutes 52 seconds West 100.19 feet; thence continuing on said centerline North 66 degrees 37 minutes 28 seconds West 79.90 feet; thence continuing on said centerline North 81 degrees 25 minutes 39 seconds West 77.28 feet; thence North 86 degrees 08 minutes 49 seconds West in the right of way of said Elwren Road 186.02 feet to the point of beginning, containing 4.205 acres, more or less.

Surveyed: November, 1976

Robert C. Sipes, IND LS 9016

~~Paul Schramm~~  
Joseph Sample

660 East



Shirley Colevito

Scale 1"=100'  
Apr 125 1978

Point of Beginning  
330' North of SW corner of NE 1/4  
of Section 28, T8N, R2W

Paul Rice

Description:

A part of the Northeast quarter of Section 28, Township 8 North, Range 2 West, bounded and described as follows: Beginning at the Southwest corner of the Northeast quarter of said Section 28, running thence North for a distance of 20 rods and to the real point of beginning; thence running North for a distance of 198.00 feet; thence running East for a distance of 660.00 feet; thence running South for a distance of 198.00 feet; thence running West for a distance of 660.00 feet and to the real point of beginning. Containing 3.00 acres, more or less.

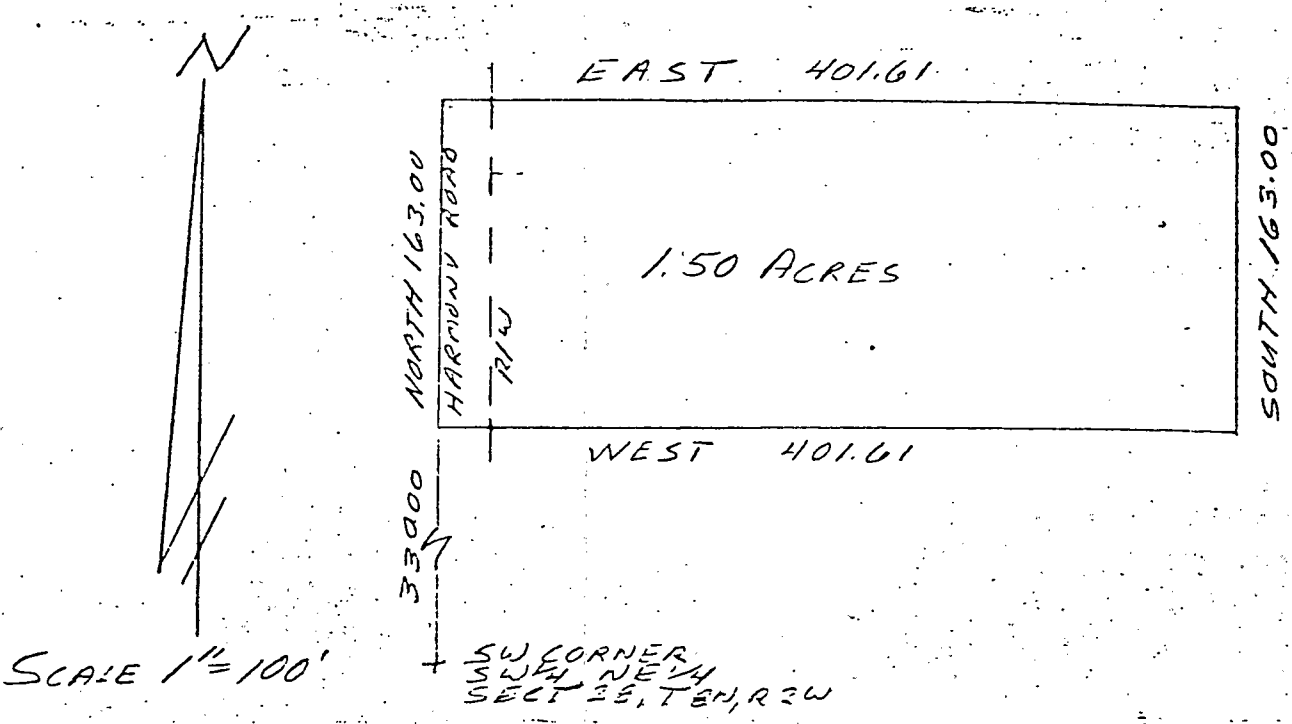


*Raymond Graham*  
Raymond Graham  
Ind. R.P.E. #8409  
3215 North Smith Pike  
Bloomington, Ind.

Owner

Joseph Sample  
5265 S. Harmony Rd.  
Bloomington IN.  
47401

Harmony Rd.



DESCRIPTION:

A part of the Southwest quarter of the Northeast quarter of Section 28, Township 8 North, Range 2 West, Monroe County, Indiana, bounded and described as follows; beginning at a point that is 330.00 feet North of the Southwest corner of the said quarter quarter and in Harmony Road, thence North along said quarter quarter line and in said road for 163.00 feet, thence East for 401.61 feet, thence South for 163.00 feet, thence West for 401.61 feet and to the point of beginning. Containing in all 1.50 acres more or less. Subject to a 25.00 foot road right-of-way easement from the centerline of Harmony Road.



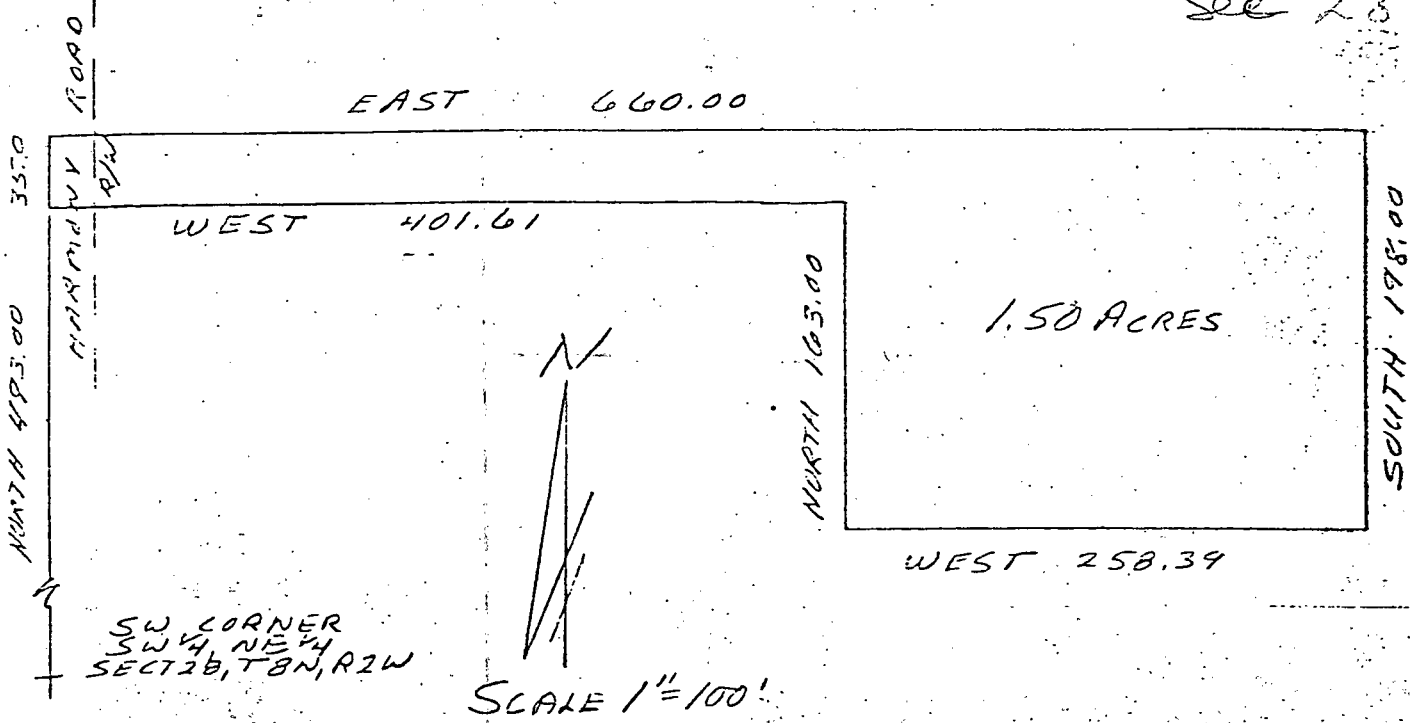
*Raymond Graham*

Raymond Graham  
P.P.E. 8409 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
September 26, 1978

FILED

SEP 12 1980

*John W. Davis*  
Auditor Monroe County, Indiana



DESCRIPTION:

A part of the Southwest quarter of the Northeast quarter of Section, 28, Township 8 North, Range 2 West, Monroe County, Indiana, bounded and described as follows; beginning at a point that is 493.00 feet North of the Southwest corner of the said quarter quarter and in Harmony Road, thence North along said quarter quarter line and in said road for 35.00 feet, thence East for 660.00 feet, thence South for 198.00 feet, thence West for 258.39 feet, thence North for 163.00 feet, thence West for 401.61 feet and to the point of beginning. Containing in all 1.50 acres more or less. Subject to a 25.00 foot road right-of-way easement from the centerline of Harmony Road.

*Raymond Graham*

Raymond Graham  
R.P.E. 8409 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
September 26, 1978



**FILED**

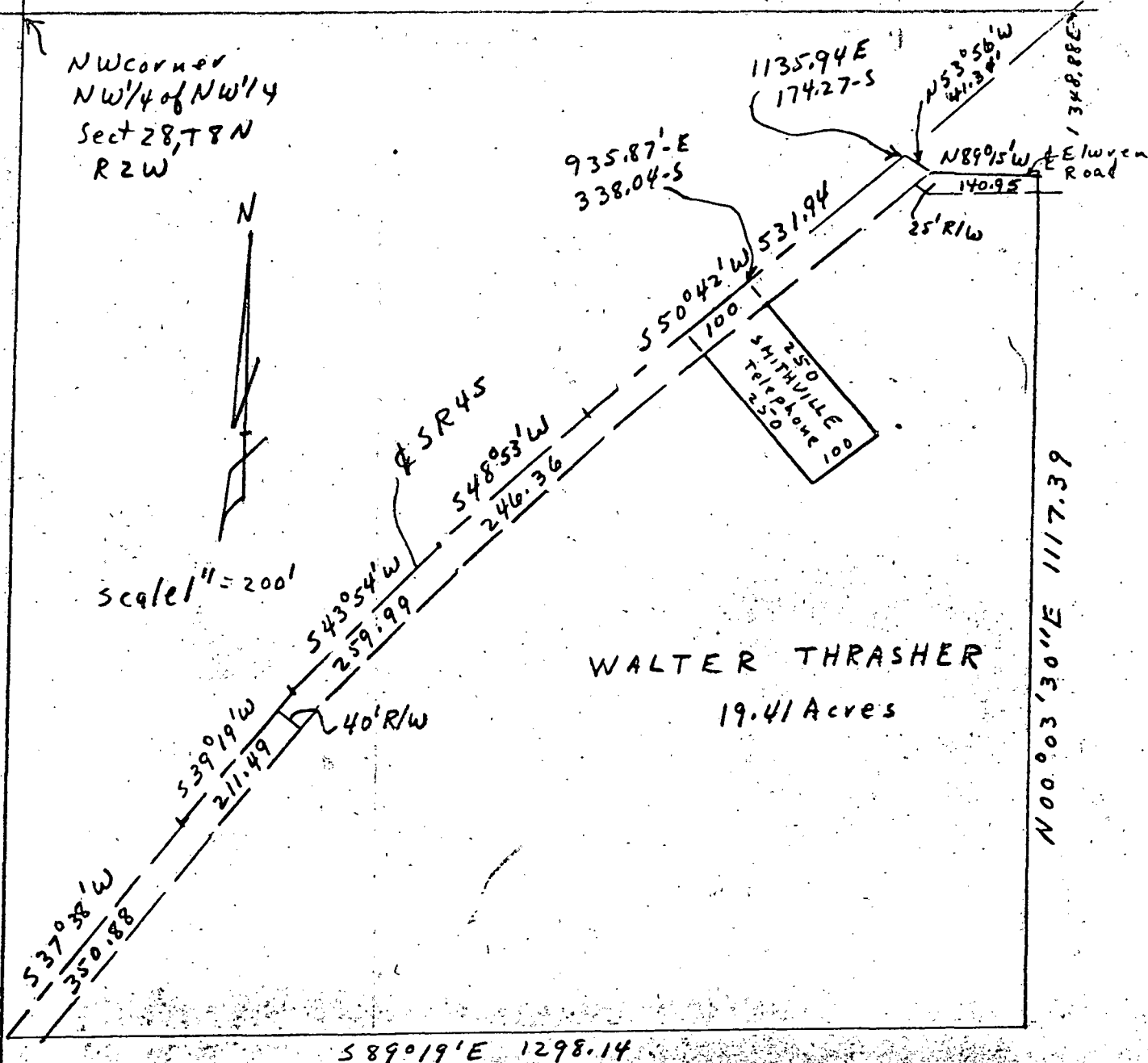
SEP 12 1980

*John W. Davis*  
Auditor Monroe County, Indiana

NW corner  
NW 1/4 of NW 1/4  
Sect 28, T8N  
R2W



Scale 1" = 200'



WALTER THRASHER  
19.41 Acres

# DESCRIPTION

A part of the Northwest Quarter of the Northwest Quarter of Section 28, Township 8 North, Range 2 West, Monroe County, Indiana described as follows; beginning at a point 1135.94 feet East and 174.27 feet South of the Northwest Quarter of the Northwest Quarter of the said Section 28 and at the intersection of the centerlines of State Road 45 and Elwren Road, thence along the State Road centerline the following directions and dimensions

South 50 degrees 42 minutes West for 531.94 feet,

South 48 degrees 53 minutes West for 246.36 feet,

South 43 degrees 54 minutes West for 259.99 feet,

South 39 degrees 19 minutes West for 211.49 feet,

South 37 degrees 38 minutes West for 350.88 feet, then leaving the road

centerline and running South 89 degrees 19 minutes East for 1298.14 feet, then

North 00 degrees 03 minutes 30 seconds East for 1117.39 feet and to the

centerline of Elwren road, then North 89 degrees 15 minutes West on said

centerline for 140.95 feet, then North 53 degrees 56 minutes West for 41.34

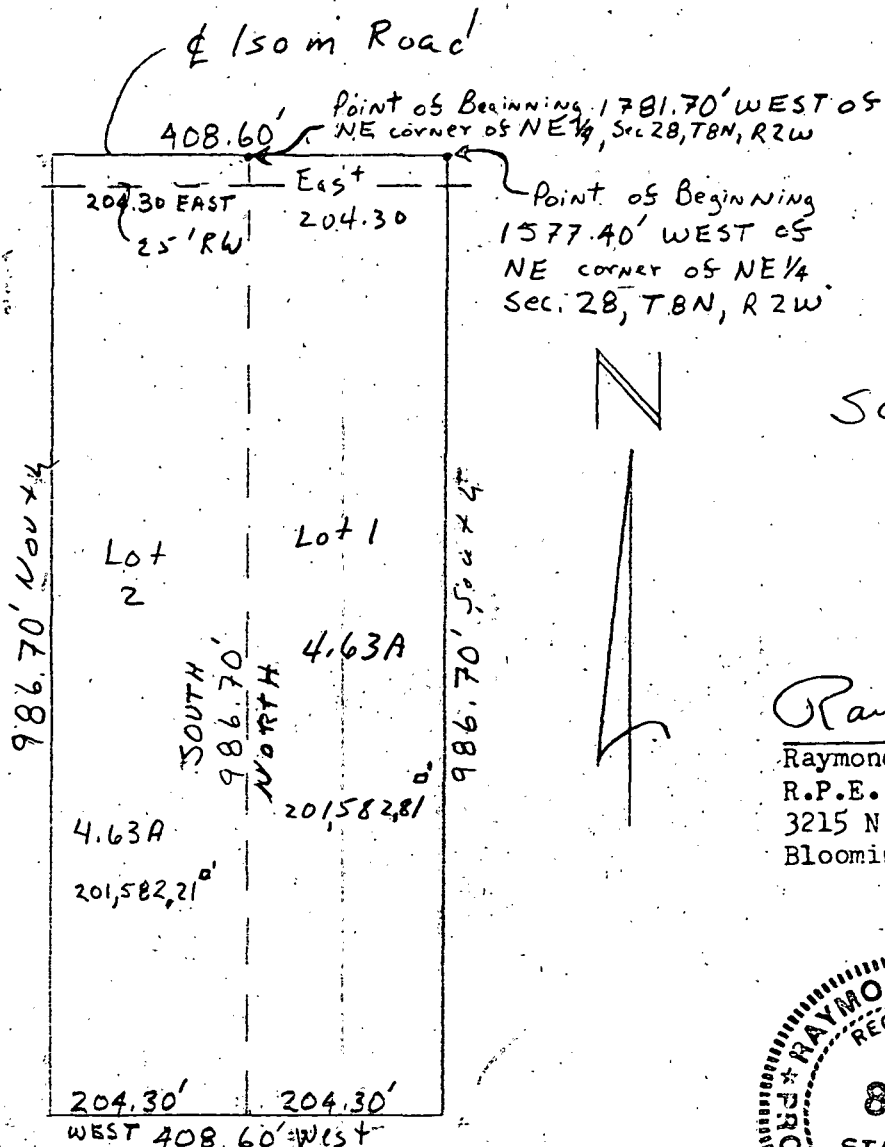
feet and to the point of beginning. Containing in all 19.41 acres more or less.

Subject to a 40.00 foot Right of Way along State Road 45 and a 25.00 foot

Right of Way along Elwren Road.

Raymond Graham  
Raymond Graham RPE 8409 Ind.  
Jan 30, 1973





SCALE

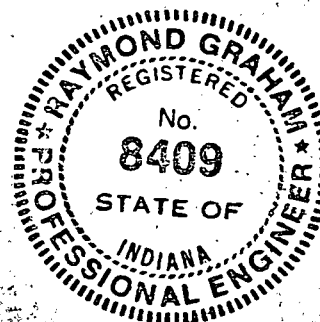
1" = 200'

MAY 3, 1978

Scott Worley

*Raymond Graham*

Raymond Graham  
R.P.E. 8409 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
47401



# Description:

## Lot 1

A part of Northeast Quarter of Section 28, Township 8 North, Range 2 West in Monroe County, Indiana, bounded and described as follows: Beginning at a point 1577.40 feet West of the Northeast corner of said Northeast Quarter and in the centerline of Isom Road, thence South 986.70 feet, thence West 204.30 feet, thence North 986.70 feet to the centerline of Isom Road, thence East along said road centerline for 204.30 feet and to the point of beginning, containing 4.63 acres, more or less. Subject to a 25.00 foot road right-of-way along Isom Road.

## Lot 2

A part of Northeast Quarter of Section 28, Township 8 North, Range 2 West in Monroe County, Indiana, bounded and described as follows: Beginning at a point 1781.70 feet West of the Northeast corner of said Northeast Quarter and in the centerline of Isom Road, thence South 986.70 feet, thence West 204.30 feet, thence North 986.70 feet to the centerline of Isom Road, thence East along said road centerline for 204.30 feet and to the point of beginning, containing 4.63 acres, more or less. Subject to a 25.00 foot road right-of-way along Isom Road.

[illegible]

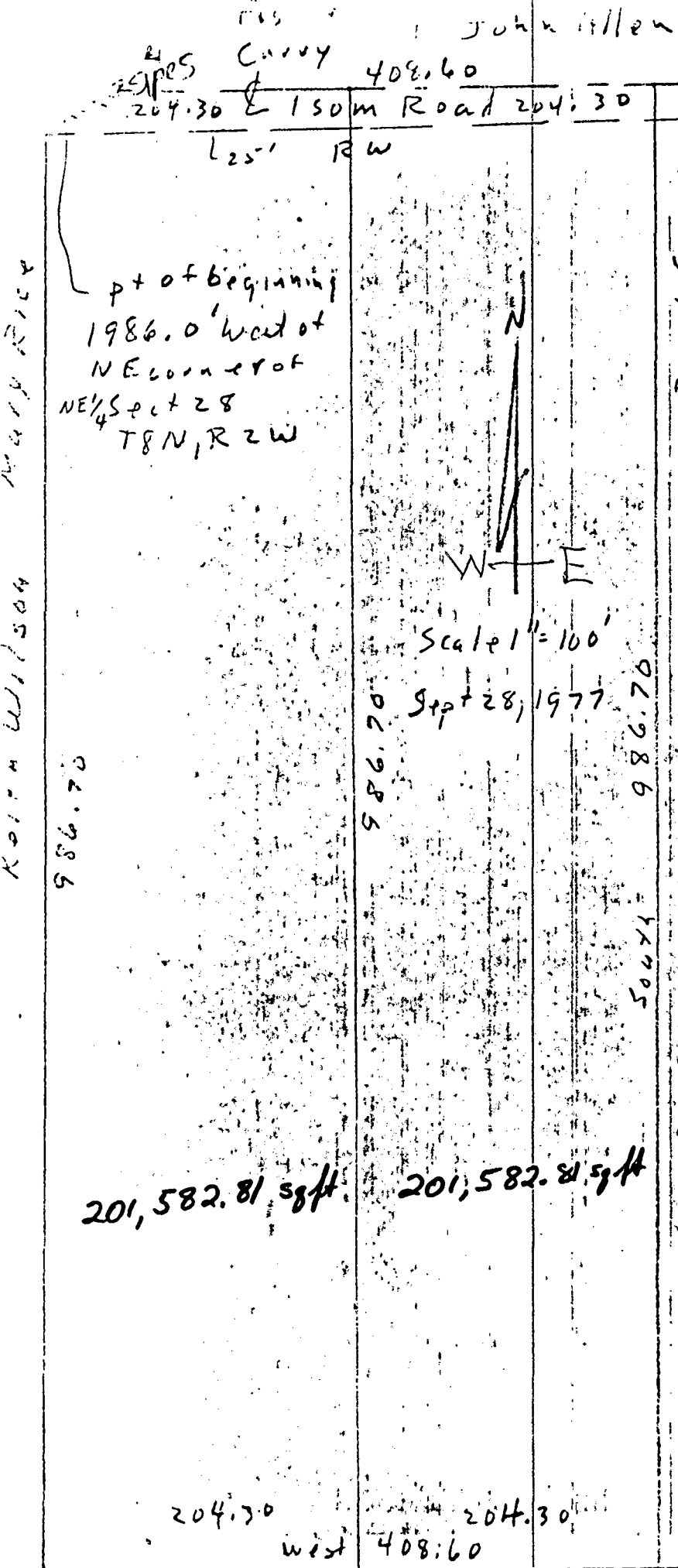
May 3, 1954

377

**Terrill Description.**

A part of the northwest quarter of the northwest quarter of section 23-T5N;R2E.Beginning at a point that is 690 feet east of the northwest corner of the said quarter quarter;thence running South 13 degrees west for a distance of 467 feet;thence running east for a distance of 267 feet; and thence to the center line of State Highway number 45;thence running north 49 degrees east over and along the centerline of the said State Highway number 45 for a distance of 475 feet;thence running north 57 degrees west over and along the center line of a county pike road for a distance of 200 feet;thence continuing over and along the center line of the said county pike road the following courses and distances;North 64 degrees-30 minutes west-50 feet;north & 82 degrees west- 50 feet;west a distance of 186½ feet and to the place of beginning.Containing in all 4.22 Acres, more or less.

John T. Sullivan



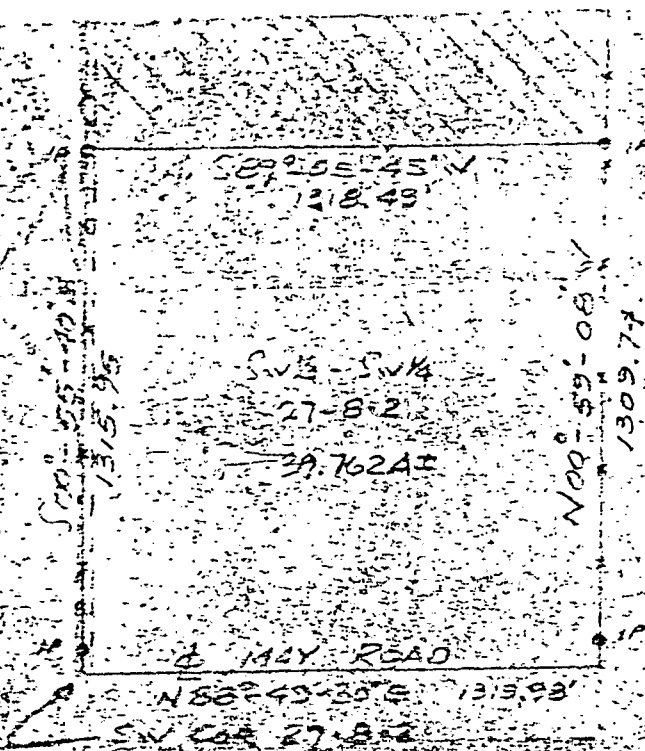
Scott Worley

2 Lot Subdivision of  
Lots 1 & 2 Variance  
Road Front Variance

Description:  
A part of the Northeastquarter of Section 28, Township 8, North, Range 2 West, Monroe County, Indiana described as follows: beginning at a point that is 1986.0 feet West of the Northeast corner of the said Northeast quarter, thence East for 408.60 feet; thence South for 986.70 feet; thence West for 408.60 feet; thence North for 986.70 feet and to the point of beginning. Containing in all 9.26 acres more or less. Subject to a 25.00 foot easement along Isom road for the County highway right-of-way.

Raymond Graham  
Raymond Graham  
RPE 8409 IND  
3215 N Smith Pike  
Bloomington Ind

Shirley Colovito



Excepting the following described tract: Beginning at the Northeast corner of the said Northeast quarter of Section 28, thence west for a distance of 172.65 feet, thence S89°05'45" W for a distance of 438.10 feet, thence East for a distance of 172.65 feet, thence N00°55'08" W for a distance of 438.10 feet. Containing in said exception 1.736 acres, more or less. Containing after said exception 145.135 acres, more or less.

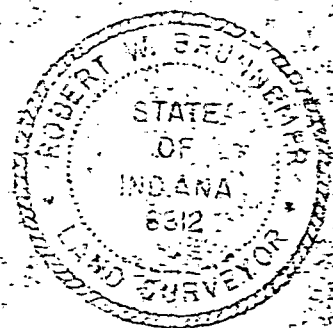
Also, the Southwest quarter of the Southwest quarter of Section 27, Township 8 North, Range 2 West, described as follows: Beginning at the Southwest corner of said Southwest quarter-quarter, said point being in the centerline of May Road, thence N88°43'35" E over and along the centerline of said May Road for a distance of 1319.98 feet, thence N00°55'08" W for a distance of 1309.74 feet, thence S89°05'45" W for a distance of 1318.49 feet, thence S00°55'40" E for a distance of 1315.95 feet to the place of beginning.

Containing 39.762 acres, more or less.

Plat and description prepared from a survey conducted under the supervision of

*Robert W. Brunner*

Robert W. Brunner  
Registered Land Surveyor  
Indiana Registry #6812  
February 9, 1974



*Robert Brunner*

FMR SUBDIVISION  
FINAL PLAT  
Prepared March 1, 1997

OWNER & SUBDIVIDER:  
Susan L. Hinkle  
5272 Harmony Road  
Bloomington, Indiana 47403  
812-825-3764

Elwren Road (LOCAL)  
20' Asphalt Surface

Residential 2  
Agricultural

FOUND. I.P.

S 88°29'30" W  
25' R/W

House

Silo

Barn

Barn

Lot #3  
20.66 Ac. +/-  
Single Family

Lot #2  
3.00 Ac. +/-  
Single Family

2.0 Ac. +/-  
Single Family

Harmony Rd. (COLLECTOR)  
20' Asphalt Surface  
(MINOR)

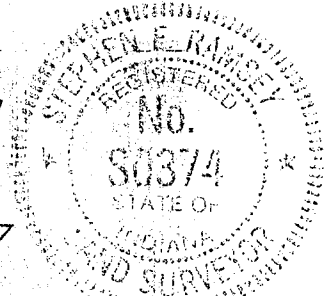
NOTES:

1. Contour Lines taken from USGS QUAD Map
2. Underground Telephone by Smithville Telephone Co.
3. Underground Waterline by Van Buren Water Co.
4. Overhead Electric by REMC
5. Property Corners Marked by 5/8 Inch diameter rebar or Railroad Spikes in Asphalt Roads.
6. Flood Hazard Area As Shown On FEMA FHM Community-Panel No. 18444 0003 A, Dated 3-6-91

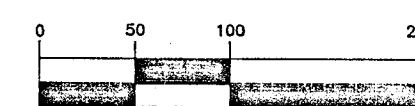
MINIMUM SETBACK LINES  
30' from the right-of-way of  
Elwren & Harmony Roads  
Side yard/combined 25'/50' Residential Structures  
Side yard/combined 50'/100' Non-Residential Structures  
Front & Rear Yard Combined 175'

I certify that I am a Land Surveyor licensed under the laws of Indiana;  
that the plat accurately represents a survey made by me in April of 1996;  
that the monuments shown on it exist and that their locations, sizes, types  
and materials are accurately shown.

Stephen E. Ramsey  
Ind. L.S. #50374  
3920 West Forrest Park Drive  
Bloomington, Indiana 47404  
This 16th Day of May, 1996  
March 1, 1997



GRAPHIC SCALE

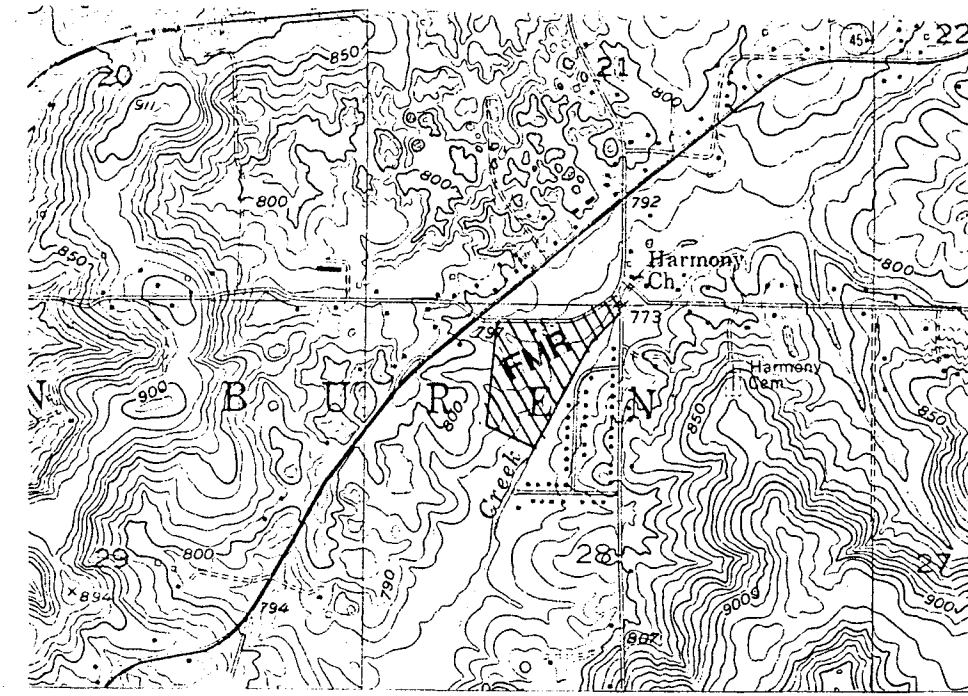


( IN FEET )  
1 inch = 100 ft.

ADJOINING LAND OWNERS

- Section 21, T7N, R2W
- 27 Hosek, Michael & Mary L. 0.40 Ac.
  - 28 Trustees of (Harmony Church) 0.50 Ac.
  - 159 Abell, James W. & Cynthia 15.51 Ac.

- Section 28, T7N, R2W
- 2 Thrasher & Associates, Inc. 40.00 Ac.
  - 5 Abell, James W. & Cynthia 5.09 Ac.
  - 6 Thrasher & Associates, Inc. 4.85 Ac.
  - 8 Hosek, Michael K. & Mary Lou 11.75 Ac.
  - 19 Siscoe, James H. & Betty 0.23 Ac.
  - 24 Abell, James W. 18.59 Ac.
  - 99 VanDeventer, Jack & Madonna 1.37 Ac.
  - L25 Sparks, Thelma
  - L26 Sheets, Jerry L. & Jana L.
  - L27 Gunter, Richard L. & Wonaletta
  - L28 Smith, Jason S. et al
  - L29 Baker, George T.
  - L30 East, Mary B.



LOCATION MAP  
Scale 1" = 2000'

RECORD DESCRIPTION

Deed Record Book 385, Page 499

A part of the Northwest Quarter of Section Twenty-eight (28)  
and a part of the Southwest Quarter of Section Twenty-one  
(21), all in Township Eight (8) North, Range Two (2) West,  
Monroe County, Indiana, and more particularly described as  
follows:

Beginning 1078.58 feet North and 893.33 feet West of the  
Southeast Corner of said Northwest Quarter at a rebar on the  
West Line of Indian Valley Subdivision, thence along said  
West Line North Twenty-eight (28) degrees, Seven (07)  
Minutes, Twenty (20) seconds East 1273.36 feet to a rebar at  
the Northwest Corner of said subdivision, thence leaving  
said subdivision line North Thirty-five (35) Degrees, Fifty-  
eight (58) Minutes, Forty-four (44) Seconds East 498.64 feet  
to the centerline of Harmony Road, thence along said centerline  
North Zero (00) Degrees Twenty-nine (29) Minutes Forty-five (45)  
Seconds West 171.12 feet to the intersection of a county road,  
thence leaving said Harmony road and along said county road  
the following courses and distances: South Fifty-five (55)  
Degrees, Nineteen (19) Minutes, Thirteen (13) Seconds West  
431.63 feet, thence South Sixty-two (62) Degrees, Nine (09)  
Minutes, Forty-seven (47) Seconds West 100.72 feet, thence  
South Seventy-seven (77) Degrees, Sixteen (16) Minutes,  
Twenty (20) seconds West 134.58 feet, thence South Eight-  
eight (88) Degrees, Twenty-nine (29) Minutes, Thirty (30)  
Seconds West 711.24 feet, thence leaving said centerline  
South Three (03) Degrees, Fifty-one (51) Minutes, Thirty-  
seven (37) seconds West 1106.56 feet to a fence corner,  
thence South Sixty-one (61) Degrees, Forty-one (41) Minutes,  
Fifty-one (51) Seconds East 532.81 feet to the point of  
beginning.

Containing 25.66 acres, more or less.  
0.42 acres in Section 21  
25.24 acres in Section 28

The acreage in the legal description is shown for  
convenience only and should not be construed as insuring the  
quantity of land set forth in said description.

Susan Hinkle, owner of the real estate shown and described herein, does hereby certify, layoff, plat  
and subdivide said real estate into 3 lots, numbered 1 through 3, inclusive.  
In accordance with this plat and certificate, this subdivision shall be known as FMR Subdivision.

Witness our hands and seals this 11th day of March, 1997

Susan L. Hinkle  
Susan L. Hinkle

Before me, a Notary Public in and for said County and State, personally appeared Susan L. Hinkle to  
me known as the Owner of FMR Subdivision, acknowledge execution of the above and foregoing FMR  
Subdivision, Covenants and Restrictions, for and on behalf of said Owner, this 11th day of  
March, 1997.

Notary Signature Tracy Bowen Mayo

Printed Name Tracy Bowen Mayo

My commission expires: 3/2/2001

The undersigned do hereby certify to the Monroe county Plan Commission that they have met all  
required specifications in accordance with this ordinance as to improvements and their installation.  
Signed and sealed March 11, 1997

Susan L. Hinkle  
Susan L. Hinkle

Under authority of Chapter 174, Acts of 1947, as Amended General Assembly of the State of  
Indiana, and the Monroe County Subdivision control Ordinance, this plat was approved by the Monroe  
county Plan commission at a meeting held March 1, 1997.

MONROE COUNTY PLAN COMMISSION

PRESIDENT DAVE LANDIS

SECRETARY KEVIN BUCKHEIT

RECEIVED APR 2 1997